

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**

**August 11, 2015**

**Facility Condition Assessment of the Former Martin Luther King, Jr. Multi-Service Ambulatory Care Center**

On February 4, 2014, the Los Angeles County (County) Board of Supervisors (Board) approved funding for deferred maintenance projects and established various refurbishment and capital projects to implement repair, replacement, and improvement projects at County-owned and maintained facilities. The funding included an allocation of \$420,000 for a study of potential reuse options for the former Multi-Services Ambulatory Care Center (MACC) on the Martin Luther King, Jr. (MLK) Medical Center Campus (Campus). Possible reuse options under study by the Department of Public Works include: a replacement health care clinic for at-risk youth; a Department of Health Services functional assessment clinic for General Relief patients; and a replacement Department of Mental Health outpatient services center.

To determine the feasibility of these reuse options, an assessment of the condition of the structure and mechanical systems of the MLK-MACC is needed, with associated repair and refurbishment costs, to make an informed decision on the feasibility of retaining the building for uses that are compatible with the overall vision of the Campus.

On August 12, 2014, the Board authorized the Chief Executive Officer to execute a consultant services agreement with AECOM for a not-to-exceed fee of \$13,500,115 to perform: Phase II Building Condition Assessments (Phase II Assessments) and project development for 1,154 County facilities (totaling approximately 24.1 million square feet); and update the web-based asset management database and reports for the County

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**MOTION**

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Deferred Maintenance Program, which is underway. AECOM's current scope of work is to assess various County facilities for deferred maintenance issues and develop scopes of work and cost estimates for needed repairs.

By adding the former MLK-MACC as an additional priority to the Phase II Assessments, AECOM will provide a facility condition assessment, which may lead the County to determine the need for a more in-depth analysis of the costs associated with the reuse of the facility.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Find that the approval of the supplement to Agreement CP-019A for Phase II: Facility Condition Assessments and Project Development of Deferred Maintenance Program Management Services for various County-owned and County-maintained facilities, is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) (4) and (5) of the State CEQA Guidelines;
2. Authorize the Interim Chief Executive Officer to execute a Supplemental Agreement (CP-019A) with AECOM to include a building condition assessment of the former MLK-MACC as part of the Phase II Assessments, subject to the approval of a scope of work and cost estimate by the Chief Executive Office and the Department of Public Works, for an amount not-to-exceed fee of \$550,000 and a total agreement amount not-to-exceed \$14,050,115; and
3. The additional amount will be fully funded in the Extraordinary Maintenance Budget as part of the Fiscal Year 2015-16 Supplemental Resolution utilizing net County cost allocated to the MLK-MACC Reuse Study and savings from the Augustus Hawkins Replacement Project, CP No. 69732, for which funds were also allocated in the January 28, 2014 letter referenced herein.

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(DR/YV)